

**Briscoe Road  
Colliers Wood, SW19 2AH**

**Offers In Excess Of £375,000 Leasehold - Share of Freehold**

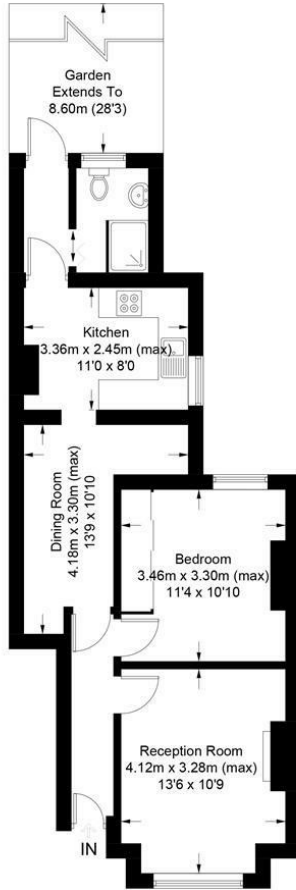


**A one double bedroom Period ground floor maisonette located in the heart of Colliers Wood, moments from Colliers Wood Tube Station and Tooting High Street. Private west facing garden, good sized lounge, fitted kitchen, dining area, long lease with share of the freehold and no onward chain. Perfect for first time buyers looking in the SW19 area that want to be close to Tube Station, Bars, Restaurants and Gyms.**

**Start Date of Lease: 1966. Lease Remaining (Years): 943. Ground Rent (Per Annum): N/A. Service Charges (Per Annum): N/A. Any Further Compulsory Charges: Building Insurance.**

## Briscoe Road, SW19

Approximate Gross Internal Area = 53.7 sq m / 578 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
**The Gross Internal Area includes outbuildings shown on the plan.**  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Share of Freehold
- No Onward Chain
- Period Maisonette
- One Double Bedroom
- Private Garden
- Sought After Location
- Close To Tube Station
- Ideal First Time Purchase

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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